



NC Senate Bill 42

Residential & Commercial Building Permitting

North Carolina Senate Bill 42 (session law 2012-158) has a direct impact on Commercial and Residential building projects that have a total cost of construction of \$30,000 or greater. An exception to the law: an owner of a single-family residence can build an addition to his own single-family residence without a lien agent. This exception is related to G.S. 87-15.5 (7). In addition, the purchase price of a manufactured home is to be excluded from the \$30,000 threshold for the requirement to name a lien agent when procuring a permit. This is related to G.S. 153A-357 (e).

Mecklenburg County Code Enforcement requires Lien Agent information on the Building Permit application. To select a Lien Agent for your project, visit the NC Department of Insurance web site for approved lien agents (NCDOI.com).

To comply with the law the following information must be provided:

- Name of title insurance company to act as lien agent pursuant to G.S. 44A-11.1
- Physical & mailing address, FAX number, email address to which notices may be delivered to the lien agent pursuant to G.S. 44A-11.2
- Telephone number of lien agent
- Lien Agent Entry number

Once the building permit is issued this information is to be posted on the construction site along with the permit placard.

If you change your lien agent after the building permit has been issued, this information must be reported to Mecklenburg County Code Enforcement to update the permit. An additional charge will be applied.

Questions?

Contact: Property and Casualty Division, NC Department of Insurance
919-733-3366 or P&Cinbox@ncdoi.gov